

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Waukesha County Consortium

State: WI

PJ's Total HOME Allocation Received: \$12,993,770

PJ's Size Grouping\*: B

PJ Since (FY): 1998

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
<b>Program Progress:</b>							
% of Funds Committed	89.07 %	96.45 %	9	92.82 %	22	24	
% of Funds Disbursed	86.20 %	91.96 %	8	82.38 %	59	57	
Leveraging Ratio for Rental Activities	4.31	3.6	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.65 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.34 %	79.72 %	7	67.01 %	63	58	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	64.71 %	76.13 %	7	79.23 %	14	14	
% of 0-30% AMI Renters to All Renters***	43.14 %	50.67 %	5	44.47 %	48	46	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	96.08 %	86.71 %	3	93.93 %	38	35	
<b>Overall Ranking:</b>				In State:	5 / 10	Nationally:	72 69
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$30,853	\$14,368		\$24,984	51 Units	3.10 %	
Homebuyer Unit	\$5,472	\$13,942		\$14,192	1,170 Units	70.00 %	
Homeowner-Rehab Unit	\$5,796	\$15,572		\$20,036	421 Units	25.20 %	
TBRA Unit	\$1,249	\$2,590		\$3,164	29 Units	1.70 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,654	\$108,023	\$7,389
State:*	\$61,871	\$71,084	\$17,325
National:**	\$86,663	\$70,545	\$22,663

**CHDO Operating Expenses:**  
(% of allocation)

PJ:	<span style="border: 1px solid black; padding: 2px;">3.9</span> %
National Avg:	<span style="border: 1px solid black; padding: 2px;">1.1</span> %

**R.S. Means Cost Index:** 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">85.7</span>	<span style="border: 1px solid black; padding: 2px;">88.2</span>	<span style="border: 1px solid black; padding: 2px;">96.0</span>	<span style="border: 1px solid black; padding: 2px;">86.2</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">6.1</span>	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">63.3</span>	<span style="border: 1px solid black; padding: 2px;">34.9</span>	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">34.5</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">18.4</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">16.6</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">12.2</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">15.2</span>	<span style="border: 1px solid black; padding: 2px;">13.8</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">20.7</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">9.7</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">3.4</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">59.2</span>	<span style="border: 1px solid black; padding: 2px;">36.4</span>	<span style="border: 1px solid black; padding: 2px;">15.4</span>	<span style="border: 1px solid black; padding: 2px;">44.8</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">21.1</span>	<span style="border: 1px solid black; padding: 2px;">3.4</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">14.3</span>	<span style="border: 1px solid black; padding: 2px;">21.0</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">20.7</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	<span style="border: 1px solid black; padding: 2px;">36.3</span>	<span style="border: 1px solid black; padding: 2px;">24.1</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">77.6</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 11

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

**Participating Jurisdiction (PJ):** Waukesha County Consortium


**State:** WI

**Group Rank:** 72  
**(Percentile)**

**State Rank:** 5 / 10 PJs

**Overall Rank:** 69  
**(Percentile)**

**Summary:** 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	75.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	96.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.26	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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